

Est. 1955

Tarn &Tarn



**2 BATTY STREET,
WHITECHAPEL,
E1 1RH
NEWLY
REFURBISHED
SELF CONTAINED
COMMERCIAL UNIT
701 FT²**

DESCRIPTION

This self-contained commercial unit spans across the ground and first floor. Recently refurbished to a clean condition, it features ample natural light, a WC facility, a kitchenette, and electric shutters. Its versatile layout accommodates a range of E-Class users seeking a premises in East London, except Restaurant Use.

SUMMARY

- Self-Contained
- Newly Refurbished
- Kitchenette
- Good Natural Light
- Electric Shutters
- WC Facility








LOCATION

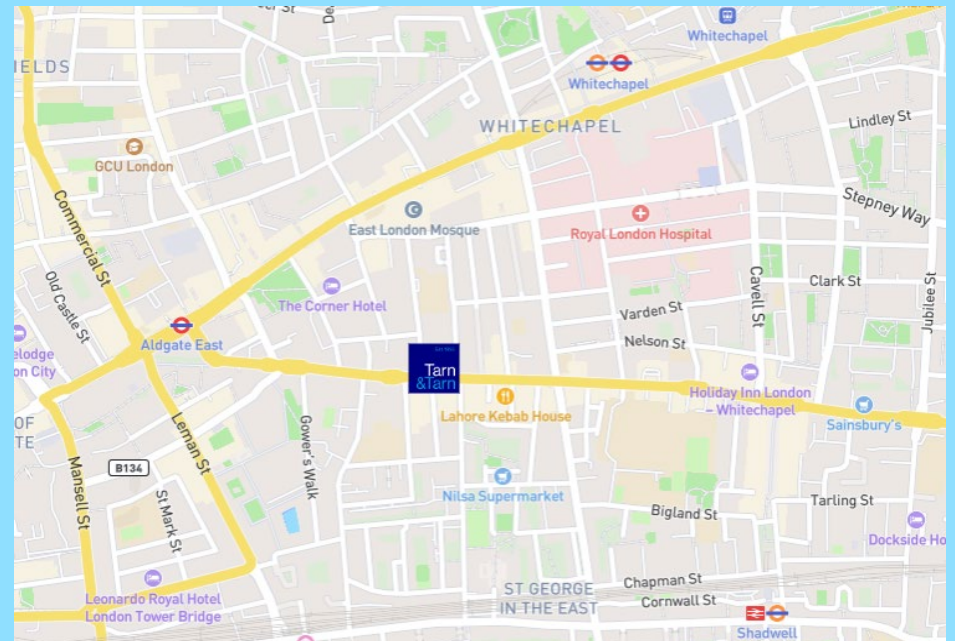
THE AREA

Located on Batty Street, close to its junction with Commercial Road on the Eastern borders of the City of London. The area is well served by London Transport tube links, being within easy walking distance from Aldgate East, Whitechapel, Shadwell (DLR) and Liverpool Street Stations. The premises also benefit from several major bus routes providing excellent transport links.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City & District Line**
-  Whitechapel (13-minute walk) – **Overground Line, Hammersmith & City, District Line, Elizabeth Line**
-  Shadwell (13-minute walk) – **Overground Line & DLR Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 st Floor	285				
Ground Floor	416				
TOTAL	701	£30,000	TBC	£7,235.50	£37,235.50

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

VAT

Not Applicable

BUILDING INSURANCE

Current Cost: TBC

LOCAL AUTHORITY

London Borough of Tower Hamlets

LEGAL COSTS

Each party to bear their own costs



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VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**